

Strathmore Mill Complex Demolition Project - Montague, MA

Opinion of Probable Construction Cost

Base Bid

Demolition of Buildings # 3, 5, 6, 7 & 8

Tighe&Bond

ITEM	DESCRIPTION	UNITS	QTY	UNIT PRICE	TOTAL
1.	General Conditions				
	Mobilization/Demobilization GC and Demo Subcontractor	LS	15%	\$528,900	\$528,900
	Contractors OH & P	LS	10%	\$352,600	\$352,600
2.	Building Demolition				
	Demolition of Building 3	LS	1	\$490,000	\$490,000
	Demolition of Building 5	LS	1	\$225,000	\$225,000
	Demolition of Building 6	LS	1	\$300,000	\$300,000
	Demolition of Building 7	LS	1	\$335,000	\$335,000
	Demolition of Building 8	LS	1	\$290,000	\$290,000
	Demolition of Loading Dock & Misc Site Structures	LS	1	\$210,000	\$210,000
	Demolition of Courtyard & Remaining Stack	LS	1	\$60,000	\$60,000
					\$1,910,000
3.	New Wall Construction & Repairs to Existing				
	Excavation for Footing	CY	200	\$50	\$10,000
	Reinforced Concrete Footing	CY	80	\$1,500	\$120,000
	Reinforced Concrete Foundation Wall	CY	100	\$2,000	\$200,000
	Staging for Masonry Wall Repairs	LS	1	\$10,000	\$10,000
	CMU & Brick Masonry Cavity Wall	SF	2550	\$160	\$408,000
	Exterior Wall Infills / Repairs	SF	1800	\$200	\$360,000
	Roof Edge Repairs	LF	190	\$175	\$33,250
					\$1,141,250
4.	Site Work				
	Processing & Placement of BUD Materials	LS	1	\$350,000	\$350,000
	Clean Topping Soil / BUD Cap	LS	1	\$35,000	\$35,000
	Landscaping	LS	1	\$25,000	\$25,000
	Loam & Seed	LS	1	\$15,000	\$15,000
	Site Furnishings	LS	1	\$50,000	\$50,000
					\$475,000
				SUBTOTAL	\$4,407,800
	Contingency 30%				\$1,322,400
				CONSTRUCTION COST	\$5,730,200
	Geotechnical Subsurface Borings	LS	1	\$20,000	\$20,000
	Environmental & Historical Permitting	LS	1	\$60,000	\$60,000
	Post Demolition Survey	LS	1	\$7,500	\$7,500
	Engineering Design & Document Preparation	%	8%	\$458,500	\$458,500
	Construction / Demolition Phase	%	6%	\$343,900	\$343,900
					\$889,900
	Engineering Services				\$889,900
				TOTAL PROJECT COST \$	6,620,100

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Strathmore Mill Complex Demolition Project - Montague, MA
Opinion of Probable Construction Cost
Base Bid + Add Alternative 1
Demolition of Buildings # 1, 2, 3, 5, 6, 7 & 8

Tighe&Bond

ITEM	DESCRIPTION	UNITS	QTY	UNIT PRICE	TOTAL
1.	General Conditions				
	Mobilization/Demobilization GC and Demo Subcontractor	LS	15%	\$878,900	\$878,900
	Contractors OH & P	LS	10%	\$585,933	\$585,933
2.	Building Demolition				
	Demolition of Building 1	LS	1	\$385,000	\$385,000
	Demolition of Building 2	LS	1	\$530,000	\$530,000
	Demolition of Building 3	LS	1	\$490,000	\$490,000
	Demolition of Building 5	LS	1	\$225,000	\$225,000
	Demolition of Building 6	LS	1	\$300,000	\$300,000
	Demolition of Building 7	LS	1	\$335,000	\$335,000
	Demolition of Building 8	LS	1	\$290,000	\$290,000
	Demolition of Loading Dock & Misc Site Structures	LS	1	\$210,000	\$210,000
	Demolition of Courtyard & Remaining Stack	LS	1	\$60,000	\$60,000
					\$2,825,000
3.	New Wall Construction & Repairs to Existing				
	Excavation for Footing	CY	250	\$50	\$12,500
	Reinforced Concrete Footing	CY	100	\$1,500	\$150,000
	Reinforced Concrete Foundation Wall	CY	230	\$2,000	\$460,000
	Staging for Masonry Wall Repairs	LS	1	\$15,000	\$15,000
	CMU & Brick Masonry Cavity Wall	SF	6120	\$180	\$1,101,600
	Exterior Wall Infills / Repairs	SF	300	\$200	\$60,000
	Roof Edge Repairs	LF	170	\$175	\$29,750
					\$1,828,850
4.	Site Work				
	Processing & Placement of BUD Materials	LS	1	\$450,000	\$450,000
	Clean Topping Soil / BUD Cap	LS	1	\$45,000	\$45,000
	Landscaping	LS	1	\$40,000	\$40,000
	Loam & Seed	LS	1	\$25,000	\$25,000
	Site Furnishings	LS	1	\$60,000	\$60,000
					\$620,000
5.	Code Compliant Upgrades				
	Exterior Stairs & Landings	LS	1	\$250,000	\$250,000
	Mechanical / Electrical / Plumbing Upgrades	LS	1	\$75,000	\$75,000
	Fire Alarm System	SF	9600	\$8	\$76,800
	Fire Protection System	SF	9600	\$15	\$144,000
	Energy Conservation Modifications	LS	1	\$40,000	\$40,000
					\$585,800
				SUBTOTAL	\$7,324,500
	Contingency 30%				\$2,197,400
				CONSTRUCTION COST	\$9,521,900
	Geotechnical Subsurface Borings	LS	1	\$20,000	\$20,000
	Environmental & Historical Permitting	LS	1	\$60,000	\$60,000
	Post Demolition Survey	LS	1	\$12,000	\$12,000
	Engineering Design & Document Preparation	%	8%	\$761,800	\$761,800
	Construction / Demolition Phase	%	6%	\$571,400	\$571,400
	Engineering Services				\$1,425,200
				TOTAL PROJECT COST \$	10,947,100

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Strathmore Mill Complex Demolition Project - Montague, MA
Opinion of Probable Construction Cost
Base Bid + Add Alternative 1 & 2
Demolition of Buildings # 1, 2, 3, 5, 6, 7, 8 & 11

Tighe&Bond

ITEM	DESCRIPTION	UNITS	QTY	UNIT PRICE	TOTAL
1.	General Conditions				
	Mobilization/Demobilization GC and Demo Subcontractor	LS	15%	\$950,900	\$950,900
	Contractors OH & P	LS	10%	\$633,933	\$633,933
2.	Building Demolition				
	Demolition of Building 1	LS	1	\$385,000	\$385,000
	Demolition of Building 2	LS	1	\$530,000	\$530,000
	Demolition of Building 3	LS	1	\$490,000	\$490,000
	Demolition of Building 5	LS	1	\$225,000	\$225,000
	Demolition of Building 6	LS	1	\$300,000	\$300,000
	Demolition of Building 7	LS	1	\$335,000	\$335,000
	Demolition of Building 8	LS	1	\$290,000	\$290,000
	Demolition of Building 11	LS	1	\$480,000	\$480,000
	Demolition of Loading Dock & Misc Site Structures	LS	1	\$210,000	\$210,000
	Demolition of Courtyard & Remaining Stack	LS	1	\$60,000	\$60,000
					\$3,305,000
3.	New Wall Construction & Repairs to Existing				
	Excavation for Footing	CY	250	\$50	\$12,500
	Reinforced Concrete Footing	CY	100	\$1,500	\$150,000
	Reinforced Concrete Foundation Wall	CY	230	\$2,000	\$460,000
	Staging for Masonry Wall Repairs	LS	1	\$15,000	\$15,000
	CMU & Brick Masonry Cavity Wall	SF	6120	\$180	\$1,101,600
	Exterior Wall Infills / Repairs	SF	300	\$200	\$60,000
	Roof Edge Repairs	LF	170	\$175	\$29,750
					\$1,828,850
4.	Site Work				
	Processing & Placement of BUD Materials	LS	1	\$450,000	\$450,000
	Clean Topping Soil / BUD Cap	LS	1	\$45,000	\$45,000
	Landscaping	LS	1	\$40,000	\$40,000
	Loam & Seed	LS	1	\$25,000	\$25,000
	Site Furnishings	LS	1	\$60,000	\$60,000
					\$620,000
5.	Code Compliant Upgrades				
	Exterior Stairs & Landings	LS	1	\$250,000	\$250,000
	Mechanical / Electrical / Plumbing Upgrades	LS	1	\$75,000	\$75,000
	Fire Alarm System	SF	9600	\$8	\$76,800
	Fire Protection System	SF	9600	\$15	\$144,000
	Energy Conservation Modifications	LS	1	\$40,000	\$40,000
					\$585,800
				SUBTOTAL	\$7,924,500
	Contingency 30%				\$2,377,400
				CONSTRUCTION COST	\$10,301,900
	Geotechnical Subsurface Borings	LS	1	\$20,000	\$20,000
	Environmental & Historical Permitting	LS	1	\$60,000	\$60,000
	Post Demolition Survey	LS	1	\$12,000	\$12,000
	Engineering Design & Document Preparation	%	8%	\$824,200	\$824,200
	Construction / Demolition Phase	%	6%	\$618,200	\$618,200
	Engineering Services				\$1,534,400
				TOTAL PROJECT COST \$	11,836,300

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Strathmore Mill Complex Demolition Project - Montague, MA
Opinion of Probable Construction Cost
Base Bid + Add Alternative 1, 2 & 3
Demolition of Buildings # 1, 2, 3, 4, 5, 6, 7, 8 & 11

Tighe&Bond

ITEM	DESCRIPTION	UNITS	QTY	UNIT PRICE	TOTAL
1.	General Conditions				
	Mobilization/Demobilization GC and Demo Subcontractor	LS	15%	\$1,103,400	\$1,103,400
	Contractors OH & P	LS	10%	\$735,600	\$735,600
2.	Building Demolition				
	Demolition of Building 1	LS	1	\$385,000	\$385,000
	Demolition of Building 2	LS	1	\$530,000	\$530,000
	Demolition of Building 3	LS	1	\$490,000	\$490,000
	Demolition of Building 4	LS	1	\$305,000	\$305,000
	Demolition of Building 5	LS	1	\$225,000	\$225,000
	Demolition of Building 6	LS	1	\$300,000	\$300,000
	Demolition of Building 7	LS	1	\$335,000	\$335,000
	Demolition of Building 8	LS	1	\$290,000	\$290,000
	Demolition of Building 11	LS	1	\$480,000	\$480,000
	Demolition of Loading Dock & Misc Site Structures	LS	1	\$210,000	\$210,000
	Demolition of Courtyard & Remaining Stack	LS	1	\$60,000	\$60,000
					\$3,610,000
3.	New Wall Construction & Repairs to Existing				
	Excavation for Footing	CY	350	\$50	\$17,500
	Reinforced Concrete Footing	CY	140	\$1,500	\$210,000
	Reinforced Concrete Foundation Wall	CY	380	\$2,000	\$760,000
	Staging for Masonry Wall Repairs	LS	1	\$15,000	\$15,000
	CMU & Brick Masonry Cavity Wall	SF	7200	\$180	\$1,296,000
	Exterior Wall Infills / Repairs	SF	600	\$200	\$120,000
	Roof Edge Repairs	LF	210	\$175	\$36,750
					\$2,455,250
4.	Site Work				
	Processing & Placement of BUD Materials	LS	1	\$500,000	\$500,000
	Clean Topping Soil / BUD Cap	LS	1	\$50,000	\$50,000
	Landscaping	LS	1	\$50,000	\$50,000
	Loam & Seed	LS	1	\$35,000	\$35,000
	Site Furnishings	LS	1	\$70,000	\$70,000
					\$705,000
5.	Code Compliant Upgrades				
	Exterior Stairs & Landings	LS	1	\$250,000	\$250,000
	Mechanical / Electrical / Plumbing Upgrades	LS	1	\$75,000	\$75,000
	Fire Alarm System	SF	9600	\$8	\$76,800
	Fire Protection System	SF	9600	\$15	\$144,000
	Energy Conservation Modifications	LS	1	\$40,000	\$40,000
					\$585,800
				SUBTOTAL	\$9,195,100
	Contingency 30%				\$2,758,600
				CONSTRUCTION COST	\$11,953,700
	Geotechnical Subsurface Borings	LS	1	\$20,000	\$20,000
	Environmental & Historical Permitting	LS	1	\$60,000	\$60,000
	Post Demolition Survey	LS	1	\$15,000	\$15,000
	Engineering Design & Document Preparation	%	8%	\$956,300	\$956,300
	Construction / Demolition Phase	%	6%	\$717,300	\$717,300
	Engineering Services				\$1,768,600
				TOTAL PROJECT COST \$	13,722,300

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Strathmore Mill Complex Demolition Project - Montague, MA Opinion of Probable Construction Cost Alternatives Summary									
	Demolition	Wall Construction	Site Work	Code Upgrades	Construction Cost		Engineering		TOTAL
Base Bid	\$1,910,000	\$1,141,250	\$475,000	\$0	\$5,730,200		\$889,900		\$6,620,100
Alternative #1	\$2,825,000	\$1,828,850	\$620,000	\$585,800	\$9,521,900		\$1,425,200		\$10,947,100
Alternative #2	\$3,305,000	\$1,828,850	\$620,000	\$585,800	\$10,301,900		\$1,534,400		\$11,836,300
Alternative #3	\$3,610,000	\$2,455,250	\$705,000	\$585,800	\$11,953,700		\$1,768,600		\$13,722,300